

Warwick Historic District Commission

Warwick City Hall
3275 Post Road
Warwick, Rhode Island 02886

Meeting Minutes Wednesday, March 16, 2016 Planning Department Conference Room Second Floor, City Hall Annex

The following Commission members were in attendance:

Ms. Ginny Leslie, Vice Chair
Mr. Maxwell Pounder
Mr. William McQuade
Ms. Jennifer Siciliano

The following Commission members were absent:

Ms. Donna Tobin, Chair
Ms. Carol Pratt
Mr. Barry O'Brien

The following staff members were present:

Trish Reynolds, Warwick Planning Department
Sue Baker, Warwick Planning Department

The meeting was called to order by the Vice Chairperson at 6:03 p.m. Commissioner Leslie explained to those present that, because there were only four Commissioners in attendance, any vote must be unanimous. She advised Petitioners that they were welcome to ask for their applications to be continued until the April meeting if they chose.

Petition #16-292-428 Residential 52 South Fair Street Pawtuxet Village

The Petitioner, Carol Anne Buckley, is seeking approval to construct a storage barn on an existing foundation upon which a board-and-batten "boat house" once existed.

The Petitioner explained to the Commission that her residence was constructed in 1992. The boat house was later found to be infested with termites and carpenter ants and fell into disrepair. There is presently the empty foundation and a temporary kit shed on blocks.

The proposed board-and-batten storage barn has been designed by the same architect who designed a prior addition for the residence. The Petitioner intends to have it painted to match her home. The barn will be constructed on the original foundation, have a window installed on either side and a wooden (likely pine) cupola. Double garage doors will be designed in an old-fashioned style. The structure is intended to be a storage space for recreational and gardening supplies.

The existing kit shed shed will be removed from the property; the Petitioner explained that she will likely use a temporary POD storage structure for her belongings while the new barn is constructed. The barn will not be visible from the road.

Commissioner Pounder suggested that the Petitioner may want to consider increasing the height of the cupola, presently designed at 3' x 6', for aesthetic reasons. The Petitioner said that she will discuss that suggestion with her architect.

Commissioner Pounder made a motion to approve the Petition as presented.

Commissioner McQuade seconded the motion. All voted in favor; none opposed. The motion passed unanimously, 4-0. Secretary of the Interior Standards #9 and 10 were cited.

Ms. Reynolds explained to the Petitioner that the Commission's vote is not a "blanket" approval and municipal departments such as Building or Zoning may have questions regarding her project. The Petitioner said she would follow up with those departments soon.

Petition #16-274-221

Residential

172/174 King Street

Pontiac Village

Petitioner Linda Jezak was present. At Commissioner Leslie's request, Ms. Reynolds read the Petition into the record. The Petitioner is seeking to remove 10 (ten) existing 2/1 windows on the second floor of the dwelling and replace them with new, vinyl, 2/1 windows to match the first-floor windows. The applicant has noted that the size of the window will not change, and all existing wood trim and moldings will remain the same.

Ms. Reynolds also noted that no building permits have been pulled for the property since at least 2002, except for the recent one for the change of siding on the residence.

The Petitioner explained that she recently purchased the home at foreclosure. The second floor windows are original and not in good condition, making the home very drafty. Vinyl windows were installed downstairs at some point; the best estimate is 1998. Ms. Jezak plans to live in the first-floor residence and rent out the second floor.

Commissioner McQuade inquired whether they had priced out the cost of wood windows versus vinyl. Ms. Jezak replied that wood is about triple the cost and would not really match the bottom level.

Commissioner Pounder said he had several concerns. The property is fairly dominant when one enters the village from Greenwich Avenue and sets the tone for the street and, in some ways, the neighborhood. He is concerned if vinyl windows on the first floor were installed without a permit ever having been pulled and would hate to see further deterioration of the historic character of the house by compounding the vinyl windows that are already there.

In order to try to reach a compromise, Commissioner Pounder suggested perhaps wood could be used for windows on the front and west façades and the remaining windows could be vinyl. He inquired whether the Petitioner intended to replace the door. She replied that if she does she is aware they would have to come back before the Commission. She also noted that there are a number of code violations that will be addressed and a window that is presently boarded will be shingled and the house painted.

Commissioner Leslie noted that the Commissioners were required to follow Secretary of the Interior Standards, which requires, when possible, maintaining and replacing historic features with the same type of materials.

The Petitioner was asked if she would be amenable to installing wood windows throughout front and west elevations. She said she would be and her main goal is to have the property look nice.

Commissioner McQuade made a motion to revise the petition to read that the Petitioner is seeking to change all windows on the King Street and Greenwich Avenue elevations, 11 in total, to vinyl-clad wood, in a 2/1 lite pattern. All windows remaining on the east and south facing elevations may be vinyl, in a 2/1 lite pattern to match the King Street and Greenwich Avenue elevations. The size of the windows will remain the same and all existing wood trim and moldings will remain the same.

Commissioner Siciliano seconded the motion. All voted in favor, none opposed. The Secretary of the Interior Standard #9 was cited.

The Petitioner inquired whether she was allowed to install shutters. She was informed that was allowable if they are removable and they cannot be vinyl.

Petition #16-296-712
Stone Wall Alterations
Pettaconsett Avenue

The Petitioner is seeking approval to make a 22-foot driveway opening in a stone wall for access to a proposed subdivision. Hugh Fisher and his business partner, Steve Moulton, were present.

Mr. Fisher explained that the wall is a rubble-type wall and that the pastor at St. William Church, which abuts the proposed subdivision, was unsure when the wall was constructed, but that it is not a historic wall like others seen throughout Warwick. Photos show that the wall is constructed to wrap around a telephone pole.

Ms. Reynolds noted that a historic wall is one constructed prior to 1900. The Planning Department was unable to ascertain the exact age of the wall, but agreed it does not appear to be historic. A wall fragment at the end of the street appears to match the stones in this wall, and a home in the area dates back to the 1800s; however, the residence does not offer any indication that the stone wall could have been part of a farmstead. Out of an abundance of caution, the Planning Department asked that the Petitioner appear before the Commission.

The Petitioner explained that portions of the wall would be removed for utility work but would be reinstalled once that portion of the project was complete. As much of the wall as possible will be preserved.

Commissioner Pounder made a motion to accept a maximum 22-foot wide cut in the existing stone wall for a driveway and that any other penetration through or under the wall for utilities be replaced so that the integrity of the balance of the wall remain intact.

Commissioner McQuade seconded the motion. All voted in favor; none were opposed.

Petition #16-274-204
Pontiac Mill Water Tower
334 Knight Street
Pontiac Village

This Petition has been continued from the February 17, 2106 meeting.

Petitioner is seeking modifications to previously-approved Petition #10-274-180, 204; specifically, to swap three (3) panel antennas and add three (3) radios located behind the antennas.

Ms. Reynolds informed the Commissioners that tower owner, American Tower, has asked that it be continued to the April 20, 2016 meeting in order to have time to look into concerns expressed about the painting of the tower. She said if the Pontiac Village Association has any records relative to the painting of the tower to forward them to her.

Ms. Reynolds said the company was hoping to appear this evening with a proposal but needed additional time to go back to some of their meetings. They indicated they would consider posting a bond for the painting if antennas were approved. Ms. Reynolds informed the tower owner that since telecommunications devices were not an allowed use in historic districts, the Commission would be within their rights to deny it. The owners are looking into different options and Ms. Reynolds is hopeful about the outcome.

OTHER BUSINESS

1.) Approval of meeting minutes:

- **Wednesday, May 20, 2015**

Continued until April 20, 2016 due to a lack of quorum

- **Wednesday, June 17, 2015**

Continued until April 20, 2016 due to a lack of quorum

- **Wednesday, December 16, 2015**

Commissioner McQuade made a motion to accept the minutes as presented. Commissioner Pounder seconded the motion. All voted in favor; none were opposed.

Commissioner McQuade made a motion to adjourn the meeting. Commissioner Leslie seconded the motion. All voted in favor; none were opposed.

The meeting was adjourned at 7 p.m.